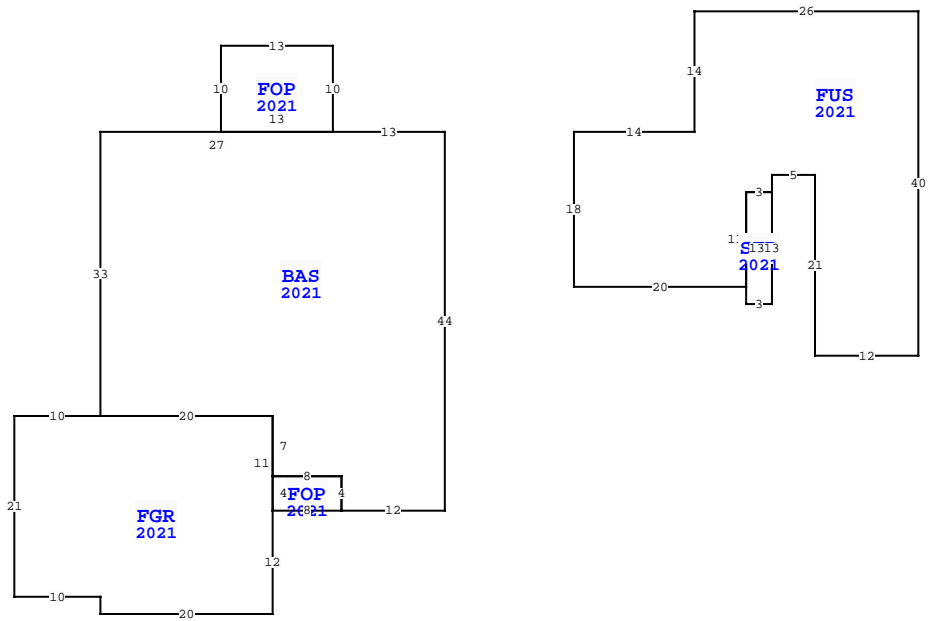


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,508	100	2021
FGR	670	55	2021
FOP	32	30	2021
FOP	130	30	2021
FUS	1,082	100	2021
STR	39	10	2021
TOTALS	3,461		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,011	112.3320	112.33	338,226	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2590 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			334,844
TOTAL MARKET OB/XF VALUE			3,766
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			413,610
SOH/AGL Deduction			64,020
ASSESSED VALUE			349,590
TOTAL EXEMPTION VALUE	HX HB WR		55,722
BASE TAXABLE VALUE			293,868
TOTAL JUST VALUE			413,610
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			398,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2013256	CO ISSUED	0	10/22/2021
B2013256	NEW CONSTR	357,296	01/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/1331	4/28/2025	LE	U	I	11	100

GRANTOR: SCOTT STEVEN CARTER
 GRANTEE: SCOTT STEVEN CHARLE
 2509/1763 10/22/2021 WD Q I 01 402,900
 GRANTOR: NEW ATLANTIC BUILDERS
 GRANTEE: SCOTT STEVEN CARTER

BUILDING NOTES	
BAS=[YR=2021] W13 FOP=[YR=2021] N10 W13 S10 E13\$ W27 S33 FGR=[YR=2021] W10 S21 E10 S2 E20 N12 FOP=[YR=2021] E8 N4 W8 S4\$ N11 W20\$ E20 S7 E8 S4 E12 N44\$ PTR= E15 FUS=[YR=2021] E14 N14 E26 S40 W12 N21 W5 S2 STR=[YR=2021] S13 W3 N13 E3\$ W3 S11 W20 N18\$ W15\$.	

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0812	CONCRETE C	0	100	0	0		951.00 SF 4.00	4.00	100	2021	2021	3	99	3,766	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							